WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JANUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/22/2017

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170007901 DEEDWARR
Recvd: 01/27/17 09:26 2 pgs
Fees: 13.00 Taxes: 666.00
20170127-0008873

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-2906N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Edward M. Cerantonio,, II.	Peoples Home Equity, Inc	135-12-0E-310.00-CO
2608 Nashboro Boulevard	170 N. Seven Oaks	
Nashville, TN 37217-4860	Knoxville, TN 37922	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANTENEH DUMESSA NKA ANTENEH FANTAYE, a married person and husband, TIGIST BIRU

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDWARD M. CERANTONIO,, II. , an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 310, Nashboro Village, Tract 21, Phase II, as set forth in Instrument Number 20050222-0018814, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anteneh Dumessa, unmarried by Warranty deed from Tennille Forsman, a married person and husband, Ian Forsman of record in Instrument No. 20090406-0031246 Register's Office for Davidson County, Tennessee, dated March 25, 2009 and recorded on April 06, 2009. (Value of consideration shown in aforementioned deed $135,000.00.) Being also known as 2608 Nashboro Boulevard Nashville, Tennessee 372174860.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
2. Rights of claims and parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
8. Taxes for the year 2017, a lien not yet due and payable.
9. All matters shown on the PUD Boundary in Book 4660, page 159, Register's Office for Davidson County, Tennessee.
10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, as supplemented by Instruments as record in Book 5496, Page 840 and Book 7751, Page 907, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520, amended in Instrument No. 20000316-0027171, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813, Instrument No. 20050222-0018814 and Instrument No. 20110923-0073937, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

12. By-Laws in Book 11703, page 560, Register's Office for Davidson County, Tennessee.

13. Charter for HOA in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

14. Easements to Metro in Book 4815, page 425, Book 4821, page 109, Book 7225, page 239, Book 11594, page 299, Book 8870, page 932, Book 8870, page 887 and Instrument 200208150098780, Register's Office for Davidson County, Tennessee.

15. Memorandum of Lease in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

16. Agreement for Recreation Facilities in Instrument No. 200205070056329, Register's Office for Davidson County, Tennessee.

17. Cable Easement in Instrument 200010120101573, Register's Office for Davidson County, Tennessee.

18. Conveyance of common areas in Instrument 200010100100360 and 200212110152724, Register's Office for Davidson County, Tennessee.

19. Easement in Book 10110, page 854, Register's Office for Davidson County, Tennessee.

20. Stormwater detention agreement in Instrument 200103140024179 and 200208150096780, Register's Office for Davidson County, Tennessee.

21. Parking Rules in Instrument 200911050102438 and 201109230073937, Register's Office for Davidson County, Tennessee.

22. Restrictions of record as Instrument Number 20090406-0031246 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

23. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

24. Subject to rights of others in and to the common areas and/or elements.

This is property known as 2608 Nashboro Boulevard, Nashville, TN 37217-4860

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 23rd day of January, 2017.

Anteneh Dumessa nka Anteneh Fantaye

Tigist Biru

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ANTENEH DUMESSA NKA ANTENEH FANTAYE AND TIGIST BIRU, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of January, 2017.

Notary Public

My Commission Expires: 3/26/17

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File #: 17-2906N

RECORD & RETURN TO: COMPASS LAND TITLE, LLC 278 FRANKLIN ROAD, STE.190 BRENTWOOD, TN 37027